

of the tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; now, therefore,

Be It Resolved, That the application for an exception is approved for the change of licensee and continued operation of an existing tavern in a two-story building, on premises at 1958 West Huron Street, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and

Be It Further Resolved, That the granting of this exception shall run only with the applicant, Figueroa Bar, Inc., doing business as La Manzanilla Lounge -- (President) Alfredo Figueroa and (Secretary/Treasurer) Gabriel Figueroa, as licensee, and that a change of licensee shall terminate the exception granted herein; and

Be It Further Resolved, That the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the Zoning Ordinance.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

(Committee Meeting Held October 6, 1994)

The Committee on Zoning submitted the following report:

CHICAGO, November 2, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 6, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the reappointments of Thomas S. Moore and Joseph Springola as members of Zoning Board of Appeals.

I beg leave to pass the applications for exceptions for 1824 West Augusta Boulevard and 1958 West Huron Street.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3238, 11365, A-3218, 11308 and 11258.

Application Number 11348 was voted unanimously by the committee as "do not pass".

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of the two Application Numbers A-3242 and TAD-117 for exceptions, and Application Numbers 11308, 11368, and A-3225, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 48.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area ~~Shown~~ On Map Number 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 144 symbols and indications as shown on Map No. 3-F in the area bounded by:

starting from a point 242.00 feet south of the south line of West North Avenue, and 102.2 feet west of the west line of North North Park Avenue, a line running east and parallel to the south line of West North Avenue for 102.2 feet to the west line of North North Park Avenue; thence the west line of North North Park Avenue running south 375 feet; thence a line 617 feet south of and parallel to the south line of West North Avenue running west 102.2 feet; thence a line 102.2 feet west of and parallel to the west line of North North Park Avenue, running north 375 feet, 0 inches to the point of beginning,

to those of an R5 General Residence District which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 5-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by:

West Fullerton Avenue; a line 275 feet east of North California Avenue; the alley next south of and parallel to West Fullerton Avenue; and a line 50 feet east of North California Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 5-N.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 5-N in the area bounded by:

a line 37.5 feet north of the alley next north of and parallel to West Armitage Avenue; the alley next east of and parallel to North Harlem Avenue; the alley next north of and parallel to West Armitage Avenue; and North Harlem Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 18-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the existing B5-1 General Service District symbols and indications as shown on Map No. 18-K in the area bounded by:

West 76th Street; a line 1,199 feet west of and parallel to the west line of South Pulaski Road; West 77th Street; and a line 1,897 feet west of and parallel to the west line of South Pulaski Road,

to those of an R3 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 18-K in the area bounded by:

West 76th Street; a line 1,199 feet west of and parallel to the west line of South Pulaski Road; West 77th Street; and a line 1,897 feet west of and parallel to the west line of South Pulaski Road,

to the designation of a Residential Planned Development which is hereby established in the area described above subject to the provisions set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 562

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately 6.56 acres and is owned or controlled by the Applicant, Hartz Construction Company, Inc., as contract purchaser. The owner of the Property is the American National Bank and Trust Company, as Trustee, under Trust Agreement No. 101496-07, dated March 1, 1987, for the benefit of Bearland Vistas, Inc.. Applicant has authority to act on the owner's behalf for application for amendment to the Chicago Zoning Ordinance for the rezoning of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant and approved by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns, and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for the purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or any homeowner's association which is formed to succeed the Applicant. Nothing herein shall be

construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) statements; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; an Existing Zoning Map; a Generalized Land-Use Map; a Bulk Regulations and Data Table; a Site Plan, prepared by McClier & Associates, dated September 12, 1994; Building Elevations, prepared by Linden Group, Inc., dated September 12, 1994; and a Landscape Plan, prepared by Linden Group, Inc., dated September 12, 1994. Full size sets of the Site Plan, Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated therein as "Planned Development": Multi-family dwellings, accessory parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency

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11359

- vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and the Department of Planning and Development.
8. Height restrictions of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor form involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
 9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures Related to Planned Developments", as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
 11. Improvements of the Property, including landscaping, berming, security fencing surrounding the entire Property, and all entrances and exits to the Property and the parking areas, shall be designed and installed in substantial conformance with the Use and Bulk Regulations, the Site Plan, the Landscape Plan and Elevation Plans attached hereto and made a part hereof.
 12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
 13. All site and infrastructure improvements shall be constructed in the first phase of the Planned Development. The six (6) condominium buildings may be constructed in phases, depending upon the sale of

the individual condominium units. Unless substantial construction of all the dwelling units has been completed within ten (10) years following adoption of this Planned Development, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an R3 General Residence District.

[Existing Land-Use Map, Property Line and Planned Development Boundary Map, Existing Zoning Map, Generalized Land-Use Map, Site Plan, Landscaping Plan and Building Elevations referred to in these Plan of Development Statements are printed on pages 58795 through 58803 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. _____.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percent Of Site Coverage
285,711 square feet	0.58	124	As per Site Plan
6.56 acres			

Gross Site Area = Net Site Area, 285,711 square feet.

Minimum Number of Off-Street
Parking Spaces:

211 (92 spaces enclosed, 2 percent for
handicapped).

Maximum Percent of Site
Coverage:

In accordance with attached Site
Plan.

Minimum Required Building
Setbacks:

In accordance with attached Site
Plan.

Maximum Building Height:

40 feet measured from the ground to
the two-thirds (2/3) point of the
pitched roof.

**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS SHOWN ON MAP
NUMBERS 1-E AND 2-F.**

The Committee on Zoning submitted the following report :

CHICAGO, November 2, 1994.

To the President and Members of the City Council:

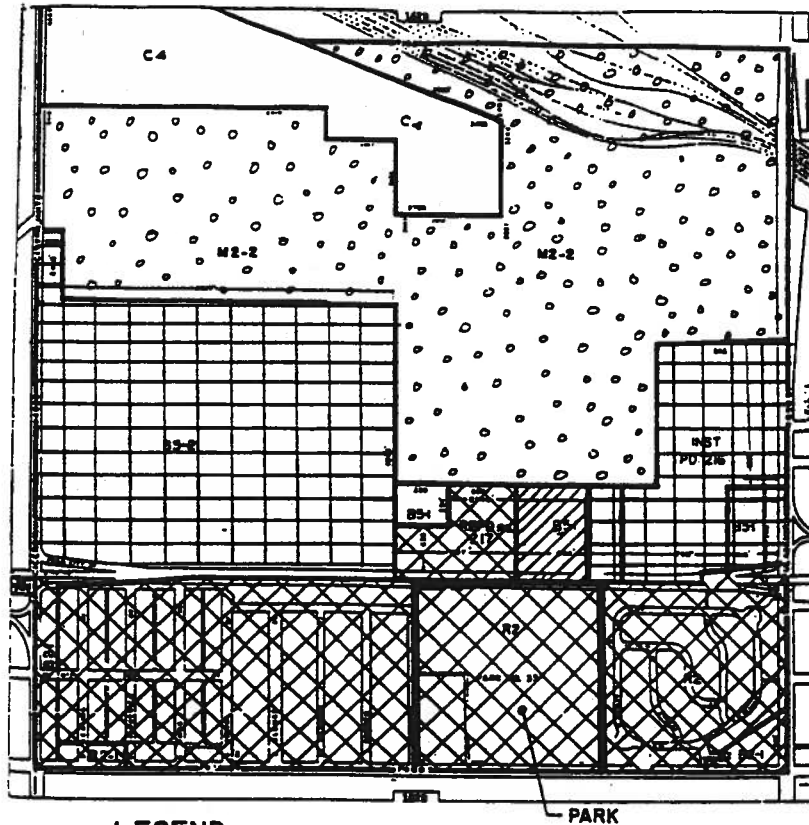
Reporting for your Committee on Zoning, for which a meeting was held on November 1, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3235, 11395, 11325, 11361 and 11359.





(Continued on page 58804)

Existing Land-Use Map.

RESIDENTIAL PLANNED DEVELOPMENT NO.

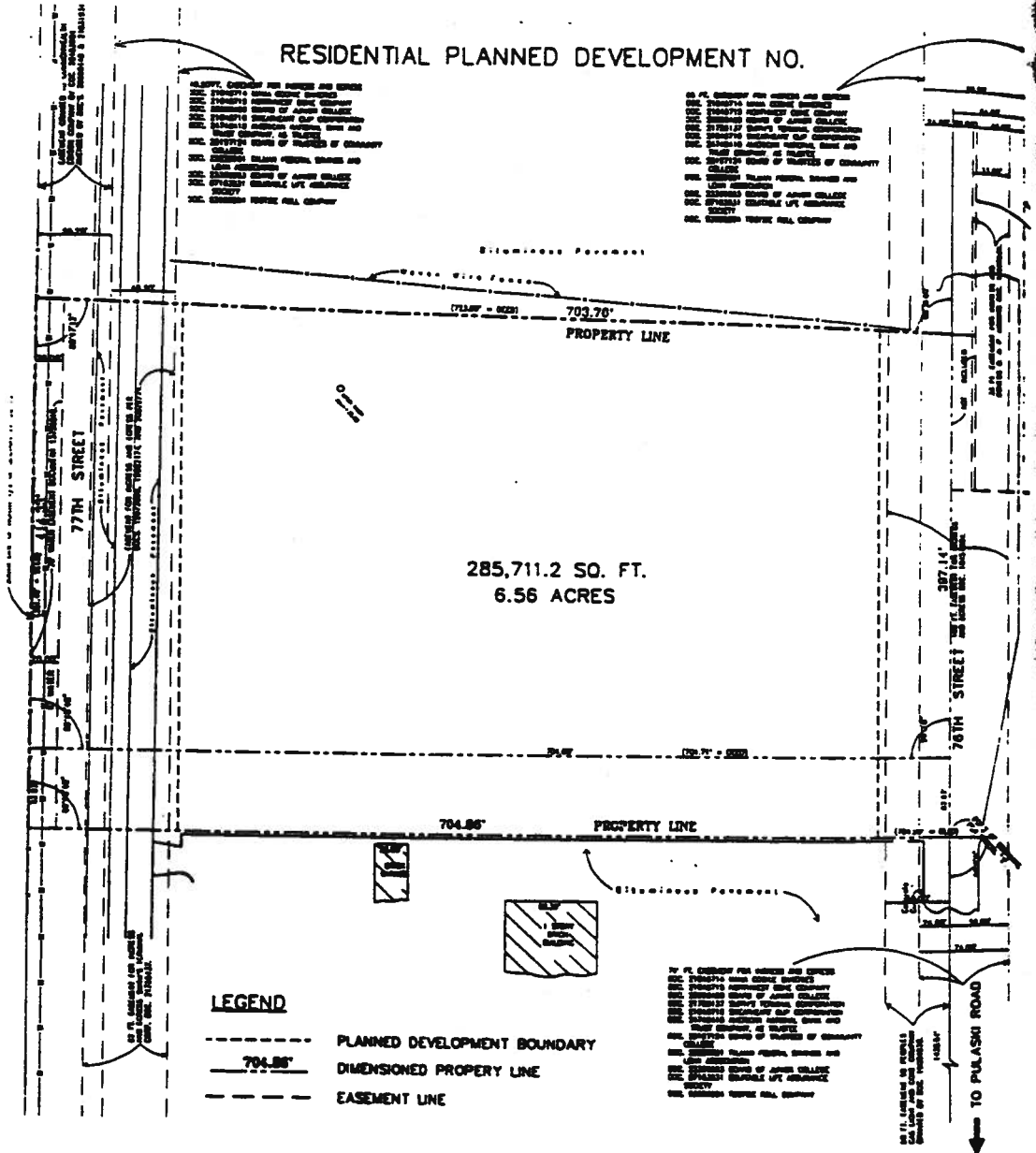


LEGEND

-  SUBJECT PROPERTY
-  RESIDENTIAL USE
-  GENERAL SERVICE USE
-  GENERAL MANUFACTURING USE

APPLICANT : HARTZ CONSTRUCTION
ADDRESS : 8995 W. 95TH STREET
DATE : MAY 17, 1994

Property Line And Planned Development Boundary Map.



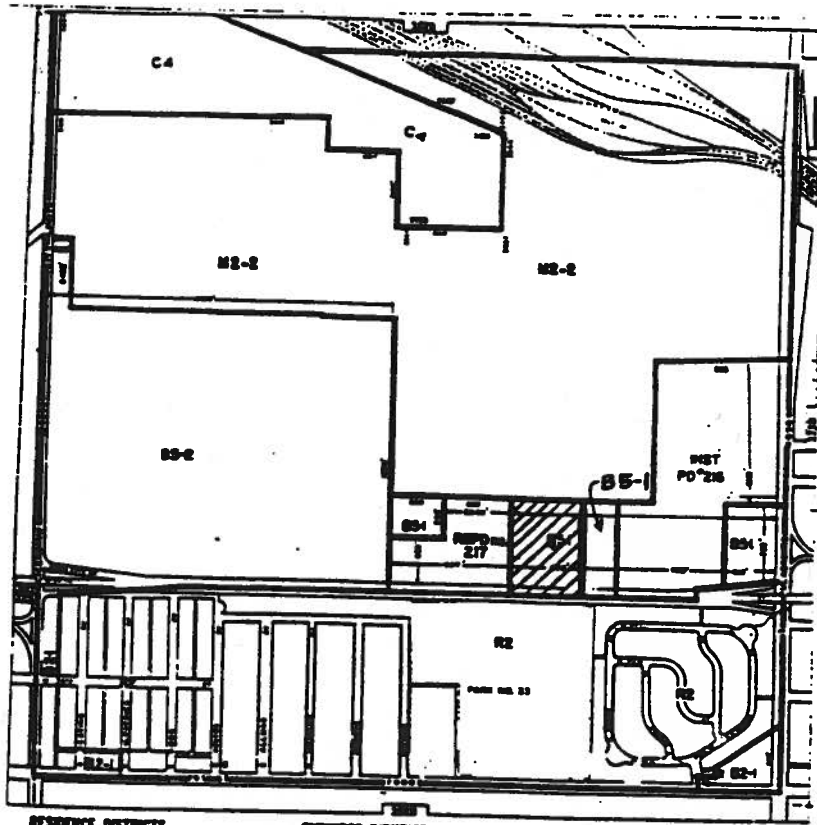
LEGEND

- - - - - PLANNED DEVELOPMENT BOUNDARY
- 704.86' DIMENSIONED PROPERTY LINE
- · - · - EASEMENT LINE

APPLICANT: HARTZ CONSTRUCTION
 ADDRESS: 8995 W. 95TH STREET
 DATE: MAY 17, 1994

Existing Zoning Map.

RESIDENTIAL PLANNED DEVELOPMENT PLAN NO.



- | | | |
|-------------------------------------|---|---|
| RESIDENCE DISTRICTS | BUSINESS DISTRICTS | COMMERCIAL DISTRICTS |
| R1 SINGLE-FAMILY RESIDENCE DISTRICT | B1-1 TO B1-6 LOCAL RETAIL DISTRICTS | C1-1 TO C1-6 RESTRICTED COMMERCIAL DISTRICTS |
| R2 SINGLE-FAMILY RESIDENCE DISTRICT | B2-1 TO B2-6 RESTRICTED RETAIL DISTRICTS | C2-1 TO C2-6 GENERAL COMMERCIAL DISTRICTS |
| R3 GENERAL RESIDENCE DISTRICT | B3-1 TO B3-6 GENERAL RETAIL DISTRICTS | C3-6 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS |
| R4 GENERAL RESIDENCE DISTRICT | B4-1 TO B4-6 RESTRICTED SERVICE DISTRICTS | C4 HIGHWAY FRONTAGE TERMINAL DISTRICT |
| R5 GENERAL RESIDENCE DISTRICT | B5-1 TO B5-6 GENERAL SERVICE DISTRICTS | |
| R6 GENERAL RESIDENCE DISTRICT | B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS | MANUFACTURING DISTRICTS |
| R7 GENERAL RESIDENCE DISTRICT | B7-6 AND B7-7 GENERAL CENTRAL BUSINESS DISTRICTS | M1-1 TO M1-6 RESTRICTED MANUFACTURING DISTRICTS |
| R8 GENERAL RESIDENCE DISTRICT | | M2-1 TO M2-6 GENERAL MANUFACTURING DISTRICTS |
| | | M3-1 TO M3-6 HEAVY MANUFACTURING DISTRICT |
- AS AMENDED 7-25-85
- FOR USE AND RULE REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND RULE REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND RULE REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND RULE REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10
- SCALE IN FEET

LEGEND

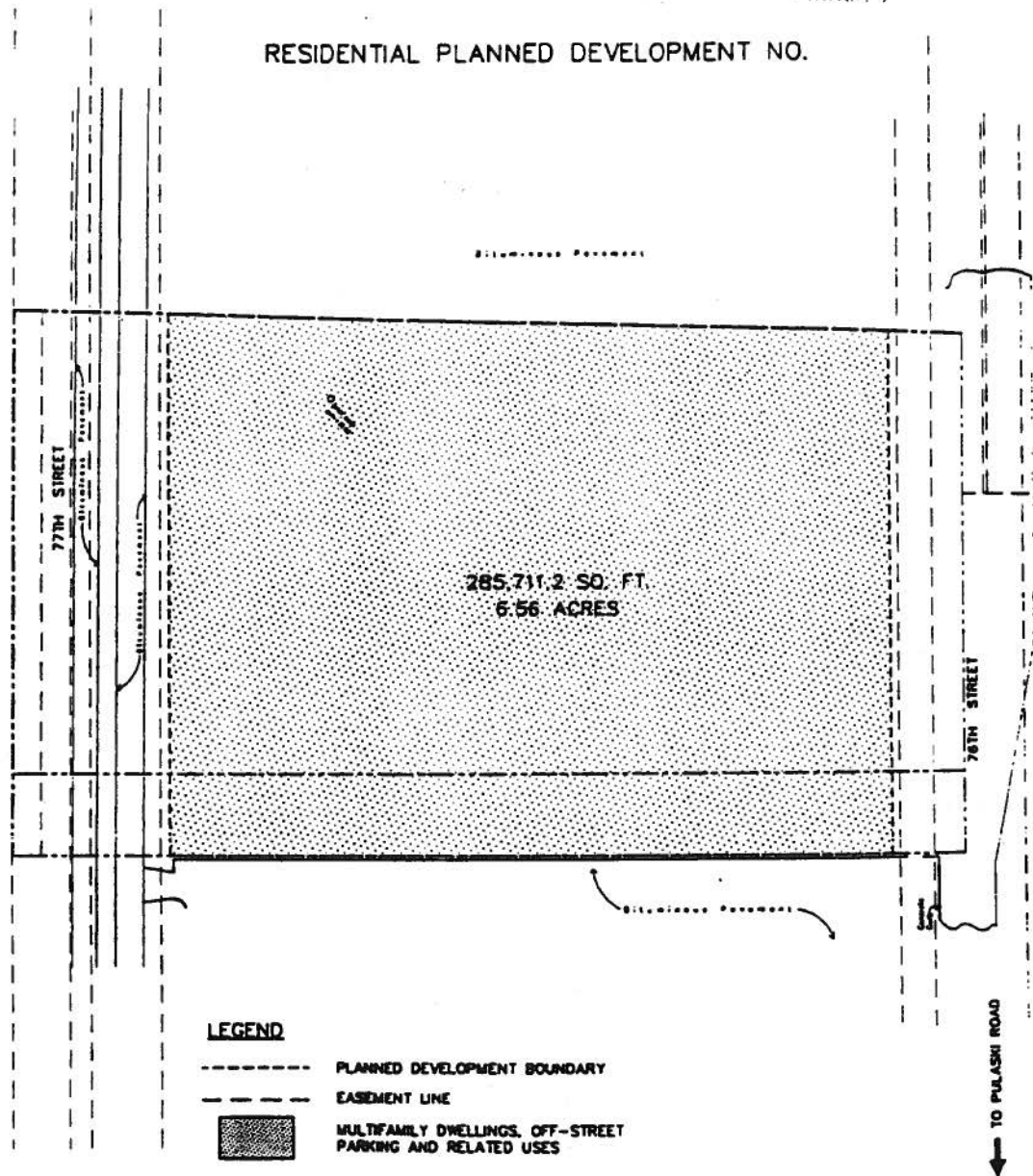
 SUBJECT PROPERTY

APPLICANT: HARTZ CONSTRUCTION
 ADDRESS: 8995 W. 95TH STREET
 DATE: MAY 17, 1994 REV. AUG 5, 1994

Generalized Land-Use Map.

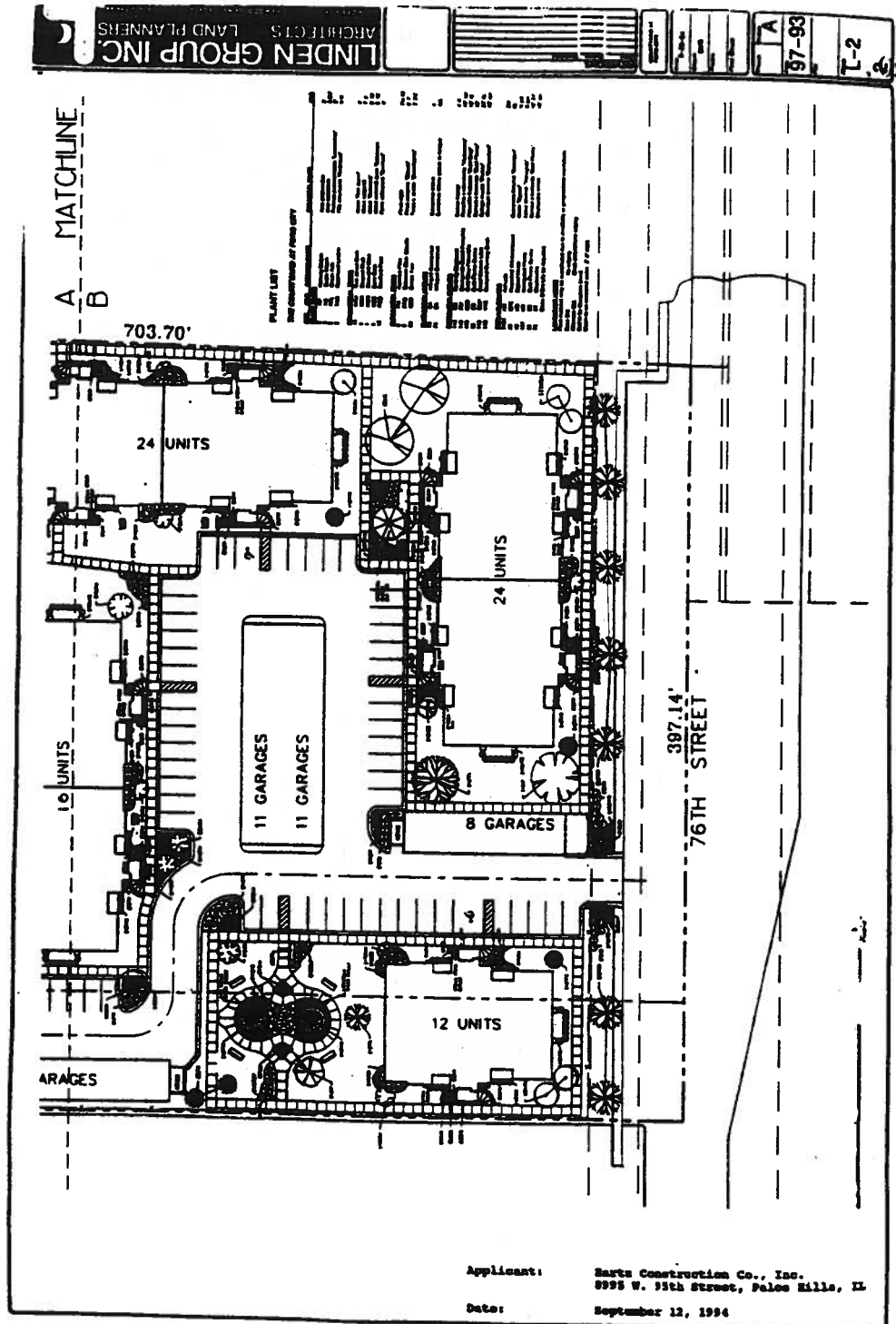
COURTYARD IN FORD CITY

RESIDENTIAL PLANNED DEVELOPMENT NO.

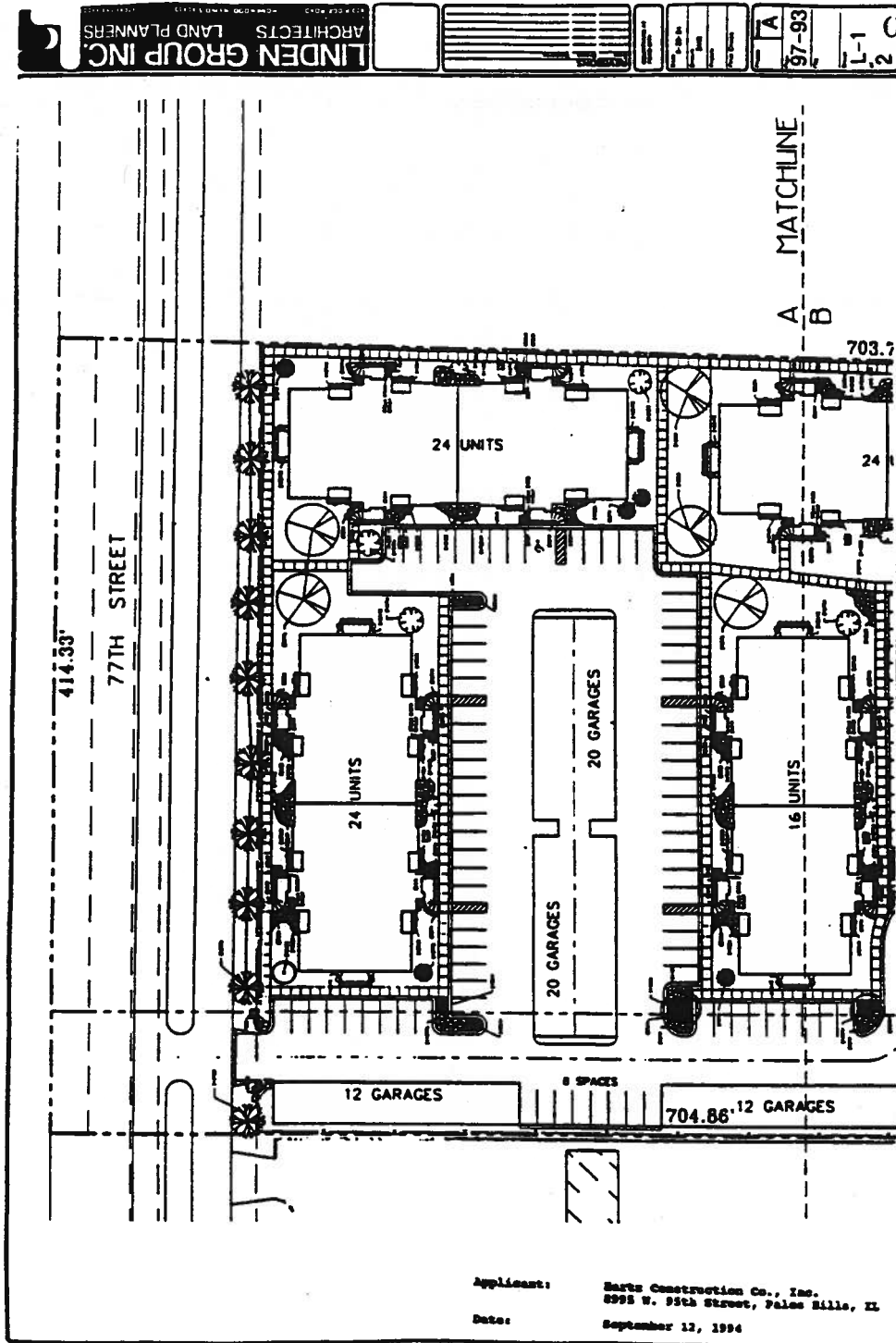


APPLICANT: HARTZ CONSTRUCTION
ADDRESS: 8995 W. 95TH STREET
DATE: MAY 17, 1994

Landscaping Plan.
(1 of 3)



Landscaping Plan.
(2 of 3)



1/2/94

REPORTS OF COMMITTEES

58803

Building Elevations.

